



City of Port Moody

Report/Recommendation to Council

Date: November 6, 2020
Submitted by: Community Development Department – Policy Planning Division
Subject: Metro Vancouver Regional Industrial Lands Strategy

Purpose

To bring forward a request from Metro Vancouver Regional District Board for endorsement of the Regional Industrial Lands Strategy and implementation of relevant actions.

Recommended Resolution

THAT the Regional Industrial Lands Strategy be endorsed and staff be directed to consider opportunities to implement the Strategy's actions as appropriate as recommended in the report dated November 6, 2020 from the Community Development Department – Policy Planning Division Regarding Metro Vancouver Regional Industrial Lands Strategy.

Background

On July 3, 2020, the finalized Regional Industrial Lands Strategy (RILS) was approved by the Metro Vancouver Regional District (MVRD) Board and forwarded to member jurisdictions requesting endorsement and implementation of actions attributed to each organization's specific mandate and jurisdiction (**Attachment 1**). The RILS identifies 35 recommendations to respond to the four principal challenges facing the region's industrial lands, with ten priority actions for early implementation (**Attachment 2**).

Industrial Land Uses

Metro Vancouver's industrial lands are used mainly for transportation/warehousing, wholesale trade, retail trade, manufacturing, and professional/technical services. Many of the activities on the region's industrial lands provide for the local day-to-day needs of the region's population, providing locations for services like regional utilities, vehicle repair, hotel laundry services, catering companies, couriers, breweries, small scale manufacturing, and craft/artisan design space. In our port-based region, a significant amount of land is also needed for container storage, warehousing, freight forwarding, and other distribution functions that keep the region connected to Canada and the rest of the world.

Issues and Challenges

Due to a constrained land base and strong demand for all types of land uses, the regional supply of industrial land is under significant pressure for conversion to residential, retail, and commercial uses, all of which currently command higher land values. Demand for industrial land is also increasing, and under current levels of densification, the shortage of industrial lands in the region is expected to worsen over the next ten to 15 years.

The shortage of industrial lands and associated increasing land costs could slow job growth, discourage businesses from locating or expanding in the region, result in some firms leaving the region, and potentially result in some industries advocating for the industrial utilization of non-industrial lands. Conversely, negative regional impacts associated with some types of industrial activity, such as noise, odour, and transportation congestion, may be alleviated by slower industrial growth in the Metro Vancouver region and/or by encouraging some industrial growth to focus in areas outside of the Metro Vancouver region.

Regional Industrial Lands Strategy

The development of the Regional Industrial Lands Strategy was a collaborative process guided by the Industrial Lands Strategy Task Force between 2018 and 2020. The Task Force included representatives from some Metro Vancouver member jurisdictions, the Provincial government, TransLink, Port of Vancouver, and the private sector. Industrial lands are crucial to supporting a prosperous, sustainable regional economy and to providing space to accommodate the industrial services needed in our growing region. In 2011, about 23% (275,000) of the region's jobs were accommodated on industrial lands.

The Strategy attempts to balance the diverse opinion of stakeholders as identified during the engagement process while striving to achieve its vision which is to ensure sufficient industrial lands to meet the needs of a growing and evolving regional economy to the year 2050.

The Strategy is organized into the following four 'Big Moves':

1. Protect Remaining Industrial Lands
2. Intensify and Optimize Industrial Lands
3. Bring the Existing Land Supply to Market & Address Site Issues
4. Ensure a Coordinated Approach

A detailed description of the four big moves in the RLIS is included at **Attachment 3**. The RLIS' ten priority actions for early implementation are located in **Attachment 4**.

Discussion

Industrial Uses in Port Moody

Port Moody's industrial lands are zoned either: (1) Light Industrial (M1) which permits uses including Animal Daycare, Commercial Athletic and Recreation, Laboratory, Light Industrial, Recycling Return Centre, Trade School, and Veterinary Clinic. Secondary permitted uses include Artist Studio – Type B, Office, Retail, Unenclosed Storage, and Accessory Food Service; and (2) General Industrial (M2) which provides for land that, because of the need for large parcel size or proximity to the waterfront, rail, or other transportation routes, is best suited for the accommodation of general Industrial activities.

In Port Moody, there are 108 parcels (12.4 hectares) zoned M1 and 49 parcels (436 hectares) zoned M2 (excluding Suter Brook). A map showing lands designated as Industrial Business and General Industrial in the OCP is included in **Attachment 5**. A map showing areas zoned M1 and M2 is included in **Attachment 6**.

Staff recommend endorsement of the RILS. There will be a number of opportunities to consider implementation of the Strategy's actions through the OCP update underway, as well as through other local economic development studies and initiatives, where appropriate. At a regional level, it is expected that the recommendations of the RILS will also be considered and advanced through the update of the regional growth strategy Metro 2050 underway, as well as by other means.

In general terms, Port Moody has a limited amount of light industrial space with much of it in areas with OCP direction for mixed-use communities. Many of the heavy industrial areas are also in close proximity to transit access and/or residential development. Considering construction costs and competing demands in metropolitan environments, new industrial buildings will likely house emerging urban industrial uses such as prototyping, small scale manufacturing, and quasi office enterprises in smaller unit sizes. Industrial mixed use may be feasible with residential due to lower impact operations, though the industrial designation creates added complexities to comply with building code standards. Older industrial buildings will continue to provide many important local-serving functions such as machinery, auto servicing, warehousing, and food manufacturing, although these areas are under threat like many industrial districts in the region.

Other Option

THAT the following comments be provided to the Metro Vancouver Regional Board...

Financial Implications

There are no financial implications associated with endorsement of this report.

Communications and Civic Engagement Initiatives

There are no communications or engagement initiatives associated with endorsement of this report.

Council Strategic Plan Objectives

The recommendation in this report aligns with the Council 2019-2022 Strategic Plan Objectives through the following:

- Economic Prosperity:
 - Attract well-paid jobs and new businesses in key sectors.
- Community Evolution
 - Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan.

Attachments

1. Letter from the Metro Vancouver Regional District Board Chair dated July 30, 2020.
2. Regional Industrial Lands Strategy Report -
http://www.metrovancouver.org/services/regional-planning/PlanningPublications/Regional_Industrial_Lands_Strategy_Report.pdf
3. Implementation of Regional Industrial Lands Strategy
4. Regional Industrial Lands Strategy - 10 Priority Actions for Implementation
5. Map showing lands designated as Industrial Business and General Industrial in the OCP.
6. Map showing areas zoned M1 and M2.

Report Author

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Report Approval Details

Document Title:	Metro Vancouver Regional Industrial Lands Strategy.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Letter from Metro Vancouver regarding Regional Industrial Land Strategy.pdf- Attachment 2 - Regional Industrial Lands Strategy Report.pdf- Attachment 3 - Implementation of the Regional Industrial Lands Strategy.pdf- Attachment 4 - Regional Industrial Lands Strategy 10 Priority Actions.pdf- Attachment 5 - Industrial Designation OCP Map.pdf- Attachment 6 - Industrial Zoning Map.pdf
Final Approval Date:	Nov 16, 2020

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning - Nov 12, 2020 - 12:38 PM

Kate Zanon, General Manager of Community Development - Nov 12, 2020 - 1:01 PM

Dorothy Shermer, Corporate Officer - Nov 12, 2020 - 8:35 PM

Rosemary Lodge, Manager of Communications and Engagement - Nov 13, 2020 - 1:06 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 15, 2020 - 3:51 PM

Tim Savoie, City Manager - Nov 16, 2020 - 12:05 PM